

4/14/08 - Monday, April 14, 2008

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of April 14, 2008

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, FitzGerald, Kayser, Waedt, Vande Loo, Kaiser, Davis, Hughes, Larson

Staff Present: Messrs. Tufte, Ivory, Genskow, Noel

The meeting was chaired by Mr. Levandowski.

1. Public Hearing - Final Action
CONDITIONAL USE PERMIT (CZ-0805) - Day Care Center, 2140 Sherwin Avenue

Ned Noel presented the staff report and highlighted the applicant's changes to the site plan addressing access and parking issues. Conditions of approval were listed as stated in the original staff report and commission memo.

Applicant, Gary Meyers, 2140 Sherwin Avenue, spoke in support. No one appeared in opposition.

Mr. FitzGerald moved to approve with the conditions noted in the report. Mr. Kayser seconded and the motion carried.

2. Public Hearing - Final Action
CONDITIONAL USE PERMIT (CZ-0808) - Parking Lot, Regis High School
and
SITE PLAN (SP-0814) - Parking Lot at Regis High School

Mr. Noel presented Regis High School's request for a new parking lot located off Fenwick Avenue. The lot would serve as visitor parking and requires a conditional use permit because of the property's R-1 zoning. The Planning and Engineering approval conditions were listed.

Cynthia Hofacker, President of the Catholic Area Schools of the Eau Claire Deanery, described why the additional front lot off Fenwick would help visitor parking.

Scott Kramer, of Kramer Land Design Studio, addressed the Commission's concern about backing out of the last stall. He said there is about 45 feet to easily back out.

Mr. FitzGerald moved to approve with the conditions noted in the report. Mr. Vande Loo seconded and the motion carried.

3. For Recommendation
FINAL PLAT (P-10-07) - Bullis Farm Addition II

Mr. Noel stated the proposed second addition is consistent with the original preliminary plat for the multi-phased development. The six-lot plat would dedicate right-of-way to connect Bullis Farm Road with Keystone Crossing. Utility and conservation easements have also been described.

Mr. Kaiser moved to recommend approval. Mr. Kayser seconded and the motion carried.

4. **DISCUSSION/DIRECTION**

A. Message Center Sign - Regis High School

Pat Ivory presented Regis High School's request to amend the Sign Code. They're asking to allow their electronic sign messages to change more often than once per hour as currently regulated in the code.

Emilio Rinaldi, 3718 Tiffany Lane, stated Regis would like to follow the commercial code equivalent for electronic message center signs, allowing a two second message change.

After discussion, commissioners directed staff to prepare an ordinance amendment. They stated electronic messages could change more often but each case should be based on unique circumstances and through conditional use review.

B. Sign Face Replacement on Nonconforming Billboards

Mr. Ivory provided background on Lamar Advertising's past request to replace non-conforming poster-panel faces. As directed by the Commission, staff prepared a proposed ordinance, which would allow the face retrofits contingent upon meeting conditions.

Commissioners discussed the proposed draft amendment to the Sign Code. The Commission also reviewed a letter submitted by Lamar Advertising requesting that Provision b. be deleted. The Commission decided to remove Item a., which dealt with a cap on the cost of improvements; Item b., which required a maximum of two signs for stacked billboards; and scheduled a public hearing on the amendment.

C. Water Street Plan Update

Mr. Ivory gave an update of and noted several of the recommendations emerging from the Water Street planning process. Mr. Ivory stated the Commission will see a draft plan later this summer with all recommendations.

D. Code Compliance Items

None.

E. Future Agenda Items

None.

5. **MINUTES**

The minutes of the meeting of March 31, 2008, were approved.

Fred Waedt
Secretary